

# Upper Moreland Township Residential Zoning Guidelines

	R	R-1	R-2	R-3	R-4
Front Yard Setback *	100'	50'	50'	40'	20'
Side Yard Setback	30'	20'	20'	10' minimum, total of 30'	10'
Rear Yard Setback	50'	40'	40'	30'	25'
Max Building Coverage	10%	15%	20%	30%	30%
Max Impervious Coverage	15%	25%	30%	40%	40%
Minimum Lot Size	3 Acres	1 Acre	20,000 ft <sup>2</sup>	14,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
Minimum Lot Width	200'	150'	100'	80'	50'

\* Most front yard setbacks require the addition of 10' for the Township's right-of-way

\* Corner properties have two front yards, one side, and one rear yard

*Note:* Lots not meeting these criteria shall be governed as existing-nonconforming

## **Accessory Buildings:**

Size: 300 ft<sup>2</sup> maximum if lot is under 14,000 ft<sup>2</sup>  
600 ft<sup>2</sup> maximum if lot is under 20,000 ft<sup>2</sup>  
900 ft<sup>2</sup> maximum if lot is under 1 acre  
If lot size is > 1 acre, size is determined by building coverage limit

Location: 10' from other structures  
5' from property lines if masonry construction  
7' from property lines if frame construction  
Determined by setbacks if in side yard in front of rear yard setback

Height: 16' maximum from lowest finish floor to top of exterior peak.  
9' maximum height for side walls from lowest finished floor

Anchor: Accessory buildings must be anchored to ground.

Grading: Accessory buildings 264 ft<sup>2</sup> and larger will need grading plan prepared by Civil Engineer or Professional Land Surveyor

## **Sheds:**

Maximum height: 10'

Minimum distance from property lines: 3'

Minimum distance from other structures: 10'

A permit is required for sheds however, no fee for 10 x 12 (120 ft<sup>2</sup>) or smaller

Sheds >120 ft<sup>2</sup> are considered accessory buildings (see above)

Sheds must be anchored to ground.

\*No accessory building or utility shed may be located under or within a PECO utility line easement